

# **SUBDIVISION ANALYSIS**

**January 28, 2009**

**S-2-2009**

**Rocky Mountain Care Subdivision**

**4150 West 3390 South**

**C-2 Zone**

**3 Lots**

## **BACKGROUND**

Randy Smith, representing the property owner, is requesting preliminary and final subdivision approval for a commercial subdivision in the C-2 Zone. The subject property is part of the Pioneer Valley Hospital campus. The subdivision is located northeast of the hospital and north of Pioneer Parkway.

## **ISSUES:**

The commercial subdivision is being proposed in order to divide 4 existing parcels into 3 lots. As part of the subdivision, a new lot (lot 2) will be created to accommodate a new residential care facility. Lot 1, with its existing buildings will remain unchanged. The southwest corner of lot 3 will eventually become a parking lot for both the hospital and care facility. The northern portion of lot 3 will be used for detention purposes.

As part of the subdivision, the applicant will need to dedicate 4000 West to a 40-foot half width. Modifications to Pioneer Parkway will be addressed as part of the conditional use application.

A conditional use application has been submitted for this property and will be reviewed later in the Planning Commission meeting. Therefore, staff and agency comments will be better addressed through that process. The subdivision will create new lots, easements, and cross easements for access.

## **STAFF ALTERNATIVES:**

1. Approve the Rocky Mountain Care Subdivision subject to a resolution of staff and agency comments.
2. Continue the application to address concerns raised during the Planning Commission hearing.